

TOWN OF DENNIS: To see if the Town of Dennis will vote to amend the Dennis Zoning By-law by adding a new Section 14 Multi-Family Housing Overlay District and Zoning Map Inset 14-1. The purpose of the Overlay District is to create an area for higher density housing in close proximity to commercial and employment opportunities in the area generally bounded by Route 6, Route 134, the Cape Cod Rail Trail and South Gages Way that currently encourages intensive non-residential uses. A complete text of the proposed amendment and map inset are available for review in the Dennis Planning Department between 8:30 am and 4:30 pm

Section 14 Multi-Family Housing Overlay District

14.1 Purpose.

The purpose of this section is to establish requirements for the Multi-Family Housing Overlay District. The purposes are to:

- (1) Promote public health, safety and welfare by encouraging a diversity of housing opportunities in the Town of Dennis;
- (2) Increase the availability of affordable housing by creating a range of housing choices for households of all incomes, ages and sizes and to meet existing and anticipated housing needs providing housing types that responds to changing household sizes and ages (e.g., retirees, small families, single-person households);

14.2 District

14.2.1 Establishment. The Multi-Family Housing Development Overlay District is shown on the Dennis Zoning Map and map inset 14-1 dated 12-5-2022. This map is hereby made a part of the Zoning By-law and is on file in the Office of the Dennis Town Clerk

14.2.2 Underlying Zoning. All underlying uses of the districts remain in full force and effect except as superseded for Multi-Family Housing Developments under this Zoning By-law.

14.3 Development Standards

14.3.1 Projects meeting the standards in this section shall be considered “by-right” development subject only to design review under Section 4.1.2 Site Plan Approval.

14.3.2 Intensity of Use

- a) Minimum lot area forty thousand (40,000) sf
- b) Maximum height of fifty (50) feet and four (4) stories;
- c) Maximum building coverage of 30%;
- d) Maximum total site coverage of 70%;
- e) Minimum building separation of twenty feet.

- f) Minimum of 25% of the units created restricted affordable in perpetuity to persons earning no more than 80% of area median income.
 - a. The second unit created and the appropriate portion of units created thereafter (25%, 33% or 40%) shall be deed restricted permanently affordable units, per applicable standards in Section 4.9.4. .
- g) Minimum 1 parking space per unit.
- h) Maximum of thirty (30) dwelling units in any one building.
- i) Density Parameters, up to:
 - a. Thirty (30) units per acre with 25% of units affordable to 80% of AMI
 - b. Forty (40) units per acre with 33% of units affordable to 80% of AMI
 - c. Fifty (50) units per acre with 40% of units affordable to 80% of AMI
- j) Units shall be evenly distributed in the development and across bedroom configurations.
- k) All units created shall be for year-round housing or subject to a 12 month lease.
- l) Front, Rear and Side Building Setbacks of a minimum of 20 feet
- m) Parking Setbacks:
 - a. Front 20 feet
 - b. Side and Rear 10 feet.

14.3 Permitted Housing Types

Multi-Family Housing Developments may include:

High Rise Residential - high density, vertical residential development providing for multi-family housing.

Low Rise Residential - provides a transition between single family zoned areas and more intense multifamily and commercial areas. Low Rise Residential provides a mix of housing types such as small to moderate scale multifamily housing including apartments and townhouses.

14.4 Relationship to Other Portions of the Dennis Zoning By-law

To the extent that Section 14 may conflict with any other portion of the Dennis Zoning By-law, in particular the minimum requirements otherwise applicable under Section 2.2, 2.3, 3.1, and 4.2 the provisions of Section 14 shall supersede and apply.

